

WARRANTY DEED

TRANSFER
TAX
PAID

Know All Persons By These Presents, 000914

That We, RICHARD J. YORK and JOYCE J. YORK, husband and wife,
of Skowhegan, Somerset County, State of Maine

IN CONSIDERATION OF ONE DOLLAR AND OTHER VALUABLE CONSIDERATIONS

paid by GAIL A. MARTIN, of Belgrade, Kennebec County, State of
Maine, whose mailing address is Box 326, Wings Mills Road,
Belgrade, ME 04917,

the receipt whereof we do hereby acknowledge, do hereby give,
grant, bargain, sell and convey unto the said GAIL A. MARTIN, her
heirs and assigns forever,

A certain lot or parcel of land, with the buildings thereon,
situated on and abutting the easterly side of College Avenue, so-
called, and the southerly side of Vigue Street, so-called, in the
City of Waterville, Kennebec County, State of Maine, bounded and
described as follows:

Beginning at a point marked by an iron rod set at the
intersection of the easterly right of way line of said College
Avenue and the southerly right of way line of said Vigue Street;
thence by the following courses and distances:

1. South Sixty-five Degrees, Six Minutes, Thirty-two Seconds
East (S 65°-06'-32" E), along the southerly right of way line of
Vigue Street, a distance of Twenty-one and 10/100ths (21.10) feet
to a point marked by an iron rod set for a corner on said right of
way line; thence

2. South Thirty-three, Twenty-two Minutes, Twenty-two Seconds
West (S 33°-22'-22" W), along the westerly line of land retained by
and now or formerly of Donna A. Cormier, a distance of Thirty and
04/100ths (30.04) feet to a point marked by an iron rod set at an
angle point in said line; thence

3. South Twenty Degrees, Four Minutes, Fifty Seconds West
(S 20°-04'-50" W), along the westerly line of said land retained by
and now or formerly of Donna A. Cormier, a distance of Thirty-four
and 06/100ths (34.06) feet to a point marked by an iron rod set on
said line; thence

4. Continuing South Twenty Degrees, Four Minutes, Fifty
Seconds West (S 20°-04'-50" W), along the westerly line of said
land retained by and now or formerly of Donna A. Cormier, a
distance of Thirty-six and 82/100ths (36.82) feet to a point marked
by an iron rod set on the northerly line of land described in the
deed of Keith Graffman et al. to the Trustees of the Keith Graffman
Revocable Living Trust, dated May 28, 1992 and recorded in the
Kennebec County Registry of Deeds in Book 4161, Page 180; thence

5. North Sixty-five Degrees, Six Minutes, Thirty-two Seconds
West (N 65°-6'-32" W), along the northerly line of the land now or
formerly owned by said Trustees, a distance of Forty-two and
60/100ths (42.60) feet to a point marked by a one-half (1/2") inch
iron pipe found on the easterly right of way line of College Avenue

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at the northwesterly corner of the land now or formerly of said Trustees; thence

6. North Thirty-six Degrees, Nine Minutes, Twenty-nine Seconds East (N 36°-09'-29" E), along the easterly right of way line of College Avenue, a distance of One Hundred Two and 31/100ths (102.31) feet to the point marked by the iron rod at the point of beginning.

The above described parcel contains Two Thousand, Nine Hundred Fifty (2,950) square feet, more or less, or 0.068 acres. Said parcel is labeled, "Front Lot" on a survey entitled, "Plan of the Proposed Division of the Land of Donna Cormier", dated 6/96 by K & K Land Surveyors, Inc. All iron rods called as "set" in the foregoing description are 1/2" iron rebar, capped and labeled, "K & K Land Surveyors, Inc., #1132".

Being the same premises acquired by the Grantors by deed from Donna A. Cormier dated September 20, 1996 and recorded in said Registry in Book 5231, Page 275.

To Have And To Hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said GAIL A. MARTIN, her heirs and assigns, to her and their own use and behoof forever.

And We do covenant with the said Grantee, her heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances, that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantee, her heirs and assigns, forever, against the lawful claims and demands of all persons.

In Witness Whereof, We, RICHARD J. YORK and JOYCE J. YORK, joining in this deed as Grantors, and relinquishing and conveying all rights in the above described premises, have hereunto set our hands and seals this day of the month of January, 1997.

Signed, Sealed and Delivered
In The Presence Of:

Amy Peterson

Richard J. York
RICHARD J. YORK

Amy Peterson

Joyce J. York
JOYCE J. YORK

State of Florida, Hernando County, ss. January , 1997

Then personally appeared the above named RICHARD J. YORK, and acknowledged the above signature to be his and his free act and deed.

My Commission Expires: Before me, Richard J. York (Seal)
10/29/2000 (type or print name)
Linda Ford, Notary Public, Linda Ford



LINDA FORD
My Comm Exp. 10/29/2000
Bonded By Service Ins
No. CC597070

() Personally Known () Other I.D.

97 JAN 14 AM 9:00

ATTEST: Linda Ford
REGISTER OF DEEDS

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